

DOWNTOWN SUBCOMMITTEE
SHELTON PLANNING AND ZONING COMMISSION
MINUTES

**DOWNTOWN SUBCOMMITTEE MEETING MARCH 16, 2006 8:00 AM AT
THE SEDC OFFICE, 475 HOWE AVENUE, SUITE 207, SHELTON,
CONNECTICUT**

Commissioners Present:

Chairman Jason Perillo
Leon Sylvester
Ginny Harger

Also Present:

Richard Schultz, Planning and Zoning Administrator
Anthony Panico, PZC Consultant
James Ryan, Executive Director, SEDC
John Guedes, Architect and Representative of Primrose Companies

Chairman Perillo called the meeting to order and thanked Mr. Ryan for allowing us to use SEDC's new office area. He then explained the purpose of today's meeting to the audience. We are here today to listen to Mr. Guedes make his presentation on this important redevelopment proposal along Canal Street East. If there is enough time we will present questions to the developer.

Worksession

Mr. Guedes discussed the conceptual master plan entitled "The Housatonic River Valley in Shelton, Shelton River Front Property" dated 2/7/06. The following components of the Plan were discussed:

<u>Phase</u>	<u>Site</u>	<u>Unit Count/Commercial Size/Other</u>
I	A	100 units; Birmingham on the River (under construction)
7	B	254 units
4	C	21 units; 30,000 sq. ft. commercial
2	D	23 units
5	E	53 units
3	F	100 units (Star Pin bldg.)

6 G 54 units; 46,000 sq. ft. commercial

J 4 level parking garage; 375 parking spaces

Mr. Guedes discussed the agreements which have been made with the various owners. He indicated that a press announcement will be forthcoming regarding the Tilcon Asphalt Plant. Mr. Guedes also discussed that environmental consultants have been hired which have started evaluations of the sites. Primrose has determined which buildings should be preserved and which ones should be demolished. Also discussed that communication has started with the Canal Co. to deed over property to widen the road.

Jim Ryan indicated that the City of Shelton will be overseeing the improvements to Canal Street East and Wooster Street North. This will be Phase 3 of the ongoing downtown redevelopment program.

Mr. Guedes also indicated that they have hired their own traffic engineer. Two canal areas will be preserved and enhanced under this plan proposal.

Currently there are 150 interested parties on a list for the Birmingham project. Mr. Guedes then discussed the existing breakdown of occupancy for each building shown on the plans. The price range is \$180,000.00 to \$500,000.00 for each unit. Site B should start earlier because Tilcon should be moving earlier than planned.

Commission/Staff Comments/Questions

- Chairman Perillo questioned if the plans are conceptual in nature or is there room for change.

Mr. Guedes stated that they are conceptual real but there is room for change He then discussed the riverwalk extension for the area and the distribution of parking for the parking.

Chairman Perillo then questioned the width of sidewalks and building height comparisons.

Commissioner Harger discussed infrastructure and parking design issues.

Commissioner Sylvester discussed the traffic issues unique to downtown and that these issues must be addresses comprehensively by this subcommittee and the full commission. He also discussed the fish ladder matter at the locks which was an issue with the hydroelectric dam many years ago.

Jim Ryan discussed SEDC issues and there upcoming meeting with the State officials relative to Phase III.

Mr Panico reminded the developer to make a referral to DOT and discussed alternative land uses for site G.

Mr. Guedes reminded everyone that this project is being funded by private money only and no state or federal monies.

The meeting concluded at 9:30 a.m.

Respectfully submitted

Richard D. Schultz, AICP
Recording Secretary